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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

November 9, 2007

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, November 9, 2007, at 10:00 a. m. in the 1600 Hampton Street Board Room.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Arthur S. Bahnmuller; Mr. James Bradley; Mr. Mark W. Buyck, Jr.; Mr. Samuel R. Foster, II; Mr. William W. Jones, Jr.; Mr. Toney J. Lister; Mr. Eugene P. Warr, Jr.; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman.

Other Trustees present were: Mr. John W. Fields; Dr. C. Edward Floyd; Mr. Michael J. Mungo; Mr. M. Wayne Staton; Mr. Mack I. Whittle, Jr.; and Mr. Othniel H. Wienges, Jr.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Mark P. Becker; Vice President for Research and Health Sciences Harris Pastides; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Student Affairs and Vice Provost for Academic Support Dennis Pruitt; Vice President for Human Resources Jane M. Jameson; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice Provost for System Affairs and Executive Dean for Regional Campuses and Continuing Education Chris P. Plyler; Vice President for Advancement Brad Choate; General Counsel Walter (Terry) H. Parham; Chancellor of USC Aiken Thomas L. Hallman; Vice Provost for Academic Affairs William T. Moore; Vice Provost for Faculty Development Christine Curtis; Executive Director of the Office of Foundations Jerome D. Odom; Director of Athletics Eric Hyman; Director of the Office of Business Helen Zeigler; Director of Facilities, Division of Business and Finance, Tom Quasney; Campus Planning and Construction Director and University Architect Charles G. Jeffcoat; Director of Facility Services James D. Demarest; Controller Patrick M. Lardner; Assistant Treasurer Susan D. Hanna; Director of Internal Audit Alton McCoy; University Foundations Chief Financial Officer Russell H. Meekins; Executive Associate Athletics Director for External Affairs Kevin O'Connell; Campus Planning and Construction Executive Assistant Donna Collins; Director of Plant and Endowment

Funds, Controller's Office, Deborah Crews; Senior Director of Advancement Administration, Division of University Advancement, J. Cantey Heath, Jr.; Director of Marketing, Department of Athletics, Jeff Crane; Facilities Consultant, Department of Athletics, John Moore; Special Assistant to the President and Athletics Director John D. Gregory; Associate Director of Governmental Affairs and Legislative Liaison Casey Martin; Director of Periodicals, University Publications, Chris Horn; USC Lancaster Public Information Officer Shana Funderburk; Heather Mitchell, The Boudreaux Group; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; Board staff members Terri Saxon, and Vera Stone; Board Office student Brandi Pope; and members of the media.

Chairman Hubbard welcomed everyone. Mr. McKinney introduced members of the media who were in attendance.

Chairman Hubbard called the meeting to order and stated that notice of the meeting had been posted and the press notified as required by the Freedom of Information Act; the agenda and supporting materials had been circulated to the members; and a quorum was present to conduct business.

Chairman Hubbard stated that there was a contractual matter related to a gift naming opportunity, which was appropriate for discussion in Executive Session. Mr. Staton moved to enter Executive Session and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Sorensen, Mr. Stepp, Dr. Becker, Mr. Kelly, Dr. Hogue, Ms. Jameson, Dr. Pastides, Dr. Pruitt, Mr. Choate, Dr. Plyler, Mr. Parham, Mr. Quasney, Mr. Jeffcoat, Mr. Demarest, Ms. Collins, Mr. Gregory, Ms. Martin, Mrs. Mills, Mr. McKinney, Mrs. Saxon, and Ms. Stone.

Open Session

I. Capital Projects Design Manual and Standards:

Chairman Hubbard called on Mr. Kelly who explained that the idea to develop design standards had been Chairman Hubbard's, and that work on them had progressed over the past two years.

The draft Design Manual and Standards were reviewed in detail at the Buildings and Grounds Committee meeting the previous day, and the modifications suggested at the meeting would be incorporated over the next few weeks. The revised document would be provided to the Committee for review and adoption, prior to the Full Board's December 17th meeting.

Mr. Fields noted that University of North Carolina officials were provided a copy of the draft Design Manual and Standards, and he wondered if they had commented on it. Chairman Hubbard said he had not received any comments. Mr. Kelly said he would follow up with them.

II. University of South Carolina Design Review Board:

Chairman Hubbard explained that the University of South Carolina Design Review Board would replace the current University Architectural Design Review Committee to provide guidance and adherence to the Capital Projects Design Manual and Standards. The new Board would hold meetings prior to project design and monitor the project process. The Board would include outside expertise. The new Board provided for review and input on the front end of projects, as opposed to the Architectural Design Review Committee's review on the back end of the project development, after money had already been committed.

The proposed Design Review Board was discussed in detail, and amendments were made, at the Building and Grounds Committee meeting the previous day.

Chairman Hubbard called for a motion to approve the University of South Carolina Design Review Board as presented.

Mr. Jones so moved and Mr. Adams seconded the motion.

Mr. Buyck asked if a budget had been established for the Board. Dr. Sorensen replied that he would see to it that funds were made available for expenses related to the business of the Board.

Mr. Jones asked if there was a project limit, or would the Board be convened for every project. Chairman Hubbard noted that currently, projects over \$250,000 required Board approval. Mr. Kelly explained that the proposed establishment of the Board called for quarterly meetings, to which projects would be driven, so that several projects could be reviewed at one time as opposed to the Board meeting each time a project was submitted.

The vote was taken, and the motion carried.

Later in the meeting, Mr. Buyck moved to amend the University of South Carolina Design Review Board language to add "members are eligible for reappointment" and "membership will also be linked to regular attendance and productive participation." Mr. Bradley seconded the amendment. The vote was taken, and the motion carried.

III. Feasibility Study on Student Health Center:

Chairman Hubbard called on Mr. Kelly who stated that at the last Buildings and Grounds Committee meeting Mr. Nick Payne, the University Student Government President, presented students concerns related to the current Student Health Center. As a result of the presentation, the Committee directed staff to develop a project for a feasibility study.

This project would conduct a feasibility study to provide Student Health Services at the University of South Carolina (Columbia Campus). This study would review current services and facilities and make recommendations for improvements to both services and facilities to include recommendations for a new facility. The recommendations would include cost estimates for both services and the facility. The University would, as this study was being conducted, also work with Sasaki & Associates to identify and recommend a site should new construction be determined.

Additionally, the University would endeavor to identify future use options for the existing Thompson Student Health Center facility, and estimated costs associated with the changing of occupancy.

Chairman Hubbard called for a motion to establish this project with a budget of \$450,000 funded with Student Health Center fees. Mr. Lister so moved and Mr. Warr seconded the motion. The vote was taken, and the motion carried.

IV. Williams-Brice Stadium Feasibility Study:

Chairman Hubbard called on Mr. Kelly who noted that the Committee had approved the recommendation for the Feasibility Study at their last meeting. However, while before the Full Board for approval, staff was requested to come back to the Buildings and Grounds Committee with detail as to what the study would include and the reasons for the study.

The study would consist of a survey of all existing facilities and utilities to include as-built drawings for the existing stadium. A deferred maintenance list would also be developed, along with a market analysis of the demand for club seating in the stadium.

Chairman Hubbard called for a motion to render final approval of this project on behalf of the full Board per Board action taken on October 18, 2007.

Mr. Adams so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

V. Preston HVAC System:

Preston College is a co-ed dormitory location on the outer ring of the historic USC Horseshoe. This project would renovate the existing HVAC system to improve humidity control in the building and to convert from a two-pipe fan coil

system to a four-pipe fan coil system, to allow simultaneous heating and cooling.

The project would be phased over two summers. The first phase would include the installation of six new dehumidification air handlers providing outside air, installation of chilled and hot water pumps, and installation of a new control system. The second phase would include the replacement of the fan coil units and controls, including the installation of new risers for a four pipe system.

Chairman Hubbard called for a motion to establish the project with a budget of \$4 million funded with Housing Revenue Funds.

Mr. Lister so moved and Mr. Warr seconded the motion.

Dr. Floyd asked when the last time the building had been renovated. Dr. Pruitt replied that a cosmetic renovation was done in 1994, which did not include any work on the HVAC system.

The vote was taken, and the motion carried.

VI. Honors College Dorm Annex:

Chairman Hubbard stated that this item of business had been withdrawn, due to current discussion among the administration as to whether or not to proceed with the project. Construction on the other three buildings included in the total project was proceeding.

VII. Gift Naming Opportunities:

- A. "Johnson Athletics Director's Office - USC Aiken Convocation Center"
- B. USC Columbia
 - 1. "Williams R. Folks - MIBS Class of 1977 Classroom" - Moore School of Business
 - 2. "Ernest F. Hollings Special Collections Library" - Thomas Cooper Library
- C. "Williams-Brice-Edwards Administration Building" - USC Sumter

Chairman Hubbard called for a motion to approve the gift naming opportunities as presented.

Mr. Bradley so moved and Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

VIII. Development Foundation Report:

Chairman Hubbard called on Dr. Odom to provide an update on Development Foundation projects.

A. Wheeler Hill: The upper part of the Wheeler Hill project's engineering and drawings were complete. The Foundation was currently working with the South Carolina Department of Health and Environmental Control to

address some drainage problems on the property. Marketing of the 22 lots was scheduled to begin in Spring 2008.

B. Adesso: The project was moving forward, but there had been a setback due to safety concerns raised by the Columbia Fire Marshall which prohibited outfitting a model unit on the second floor. They hoped to have a model open by the first of the year, following installation of the sprinkler system as required by the Fire Marshall.

Dr. Odom reported that John Holder of Holder Properties, the Foundation's partner in the Adesso project, had expressed an interest in renewing their partnership for a potential new condominium development on South Assembly Street. Dr. Odom noted that Foundation Board of Directors' approval would be required, prior to any commitment to the potential project.

C. Sale of Beaufort Property: Several years ago the Development Foundation received a gift from an individual of approximately 10 acres of highland and 15 acres of wetlands, which originally appraised for \$110,000. The recent appraisal was \$540,000. The Foundation currently had a contract to sell the property for \$550,000. Under the terms of the original property gift, any proceeds from the sale of it would have to be used for the upkeep of Pritchard Island, which was used extensively for marine science research by USC Beaufort and USC Columbia's marine science program.

D. Environmental Learning Center: The Development Foundation owns property on the east and west side of Highway 17 in Georgetown, South Carolina, referred to as the Prince George Property. Development on the west side property development was restricted to only 10 acres for a single educational facility. Plans were being developed to construct an environmental learning center on that site.

Dr. Odom thanked the Committee for the opportunity to present an update on the Development Foundation's projects. He stated that Mr. Buyck was a valued participant in the Development Board and the Board's Real Estate Committee meetings. However, he along with others felt that the Chairman of the Board of Trustees Buildings and Grounds Committee should also be a participant in those meetings, and he planned to propose to his Board at their meeting later in the month that they amend the Bylaws to that effect.

Mr. Mungo said he was "very much opposed" to the University, through the Foundation, "being a private enterprise." He noted that it was "very ill received" in the business community, in that the University was a governmental entity and should stay out of private enterprise. Secondly, the Foundation should have an extensive study done prior to getting involved with

the development of any more condominiums, especially in light of the current housing market.

Dr. Odom responded that the Foundation's mission was to help the University any way they could.

Mr. Mungo concluded that the University was an educational institution and should "stay out of the real estate business."

IX. Adjournment:

Chairman Hubbard called for any other matters to come before the Committee and there were none.

Chairman Hubbard thanked Dr. Sorensen, Dr. Pruitt, and the University Faculty, Staff and Students for the "incredible way" they handled the recent tragic situation. He said "the tragedy was an extraordinary challenge for the University and I don't think our leadership could have been more sensitive or more supportive of the students and their families." Six USC and one Clemson student lost their life in a beach house fire on October 28th. Seven other students in the home were able to escape the fire.

Dr. Floyd also expressed his gratitude to, and said he was "so proud" of, the University's leadership for their handling of the tragedy, especially Jerry Brewer, Dennis Pruitt, and the President.

Chairman Hubbard declared the meeting adjourned at 10:55 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary